

1 **CITY OF SANTA FE, NEW MEXICO**

2 **BILL NO. 2010-28**

3 **INTRODUCED BY:**

4
5 Councilor Romero

6 Mayor Coss

7 Councilor Calvert

8 Councilor Dominguez

9 Councilor Bushee

10 Councilor Wurzburger

11 **AN ORDINANCE**

12 **CREATING A NEW SECTION 14-5.2(N) SFCC 1987 REGARDING THE**
13 **APPLICABILITY OF SPECIAL PROVISIONS AND STANDARDS OF HISTORIC**
14 **DISTRICT AND LANDMARK REQUIREMENTS TO COUNTY AND SANTA FE**
15 **PUBLIC SCHOOLS CAPITAL OUTLAY PROJECTS.**

16 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

17 **Section 1. Section 14-5.2(A)(2) SFCC 1987 (being Ord. #2001-38 §2 as**
18 **amended) is amended to read:**

19 (2) Application to State of New Mexico and Any of Its Agencies, Political
20 Subdivisions or Instrumentalities

21 Pursuant to §3-22-1 through 3-22-6 NMSA 1978, it is the intent of the
22 City of Santa Fe that the provisions of this section shall apply to the State
23 of New Mexico and any of its agencies, political subdivisions or
24 instrumentalities, as well as to any other entity or activity in the Historic
25 Districts or to landmarks located outside Historic Districts. The

1 provisions of §3-22-6 NMSA 1978 shall apply to state capital outlay
2 projects in historic districts or to landmarks located outside the historic
3 districts as provided in §14-5.2(M) concerning the design, construction,
4 alteration, including additions to or demolition of the exterior features of
5 state buildings. The provisions of §14-5.2(N) shall apply to County and
6 Santa Fe Public Schools capital outlay projects concerning the design,
7 construction, alteration, including additions to or demolition of the
8 exterior features of County and Santa Fe Public Schools buildings in
9 historic districts or to landmarks located outside the historic districts.

10 **Section 2. [NEW MATERIAL.] A new Section 14-5.2(N) SFCC 1987 is**
11 **ordained to read:**

12 **(N) County and Santa Fe Public Schools Capital Outlay Projects**

13 (1) Purpose

14 (a) Recognizing the fragility of the City's historic heritage, the
15 purpose of §14-5.2(N) is to establish a procedure under which
16 the City, the County and Santa Fe Public Schools will
17 collaborate in good faith and work jointly to preserve and protect
18 the historic districts of Santa Fe as well as contributing,
19 significant and landmark structures.

20 Preserving and protecting the historic districts as well as
21 contributing, significant and land mark structures promotes
22 economic welfare, preserves property values and attracts
23 businesses and tourists thus benefiting the entire Santa Fe
24 community including the City, the County and Santa Fe Public
25 Schools. By establishing up front procedures to ensure

1 cooperation between the City and the County and the Public
2 Schools, unnecessary costs and delays for capital outlay projects
3 will be avoided. Specific design requirements that acknowledge
4 necessary building functions and budgets will result in
5 harmonious yet responsive public projects.

6 (b) County and Santa Fe Public Schools capital outlay projects in
7 historic districts or involving landmarks located outside historic
8 districts shall be carried out pursuant to the procedures set forth
9 paragraph (2) below and in a manner that is harmonious and
10 generally compatible with the design standards set forth in
11 paragraph (3) below. These procedures and standards apply to
12 new structures and additions to and alterations and demolition of
13 existing buildings.

14 (2) Procedures

15 (a) Before commencing with the design phase of a capital outlay
16 project, the County or the Santa Fe Public Schools shall consult
17 with the Historic Design Review Board as to the appropriate
18 design standards and how those design standards would impact
19 costs and the operation or manner in which the project will
20 ultimately be expected to function. The Historic Design Review
21 Board shall work collaboratively with the County or the Santa Fe
22 Public Schools to arrive at compatibility of the project with the
23 design standards, considering reasonable costs and preserving
24 essential functionality. The County or the Santa Fe Public
25 Schools shall also make every reasonable effort to obtain input

1 from members of identifiable community groups involved in
2 historic preservation in Santa Fe before commencing the design
3 phase.

4 (b) After the design phase and before soliciting a bid or proposal for
5 design-build or lease-purchase for a capital outlay project, the
6 County or the Santa Fe Public Schools shall submit the plans to
7 the Historic Design Review Board for review. The Historic
8 Design Review Board shall conduct a public meeting to receive
9 public input. Notice of the public meeting shall be given to any
10 identifiable community groups involved in historic preservation
11 in Santa Fe.

12 (c) Within 60 days after the public meeting the Historic Design
13 Review Board, any identifiable historic preservation community
14 group or any other interested party shall communicate
15 recommendations and comments in writing to the County or the
16 Santa Fe Public Schools. The County or the Santa Fe Public
17 Schools shall resolve any issues raised and submit the project to
18 the Historic District Review Board for final approval.

19 (3) Design Standards

20 (a) General Standards

21 A County or Santa Fe Public Schools capital outlay project shall
22 be designed appropriate for the public use and with the intent of
23 achieving harmony with existing buildings by the use of similar
24 materials, color, proportion, and general details to the existing
25 buildings in the applicable streetscape. The applicable

1 streetscape shall be determined as set forth in 14-5.2(D)(9)(a)(ii)
2 A., B., C., D., and E. A new structure or proposed alteration or
3 addition shall not cause an adjacent contributing, significant or
4 landmark structure to lose its status. Alterations and additions
5 shall be in character with the style, detail and massing of the
6 existing building. The dominating effect is to be that of adobe
7 construction as follows:

8 (i) Roofs

9 Roofs, generally, shall be flat with a slight slope and
10 surrounded by a parapet of the same color and material
11 as the walls or of brick. Roofs shall generally not be
12 carried out beyond the line of the walls except to cover
13 an enclosed portal or porch formed by setting back a
14 portion of the wall or to form an exterior portal, the outer
15 edge of the roof being supported by columns, posts or
16 other vertical supports. No cantilevers shall be permitted
17 except over projecting vigas, beams, or wood corbels, or
18 as part of the roof treatment not to exceed an overhang
19 of 30 inches. The restriction as to flat roofs shall not be
20 construed to prevent the construction of skylights or
21 installation of air conditioning devices, or any other
22 necessary roof structures, but such structures other than
23 chimneys, flues, vents and aerals, shall be so placed as
24 to be concealed by the parapet from any public way.

25 (ii) Walls and Windows

1 The combined door and window area in any publicly
2 visible façade generally shall not exceed 40 percent of
3 the total area of the façade except for doors or windows
4 located under a portal. No door or window in a publicly
5 visible façade shall be located nearer than three feet from
6 the corner of the façade except in circumstances where
7 the unique purpose of the space may warrant special
8 design considerations. Windows, doors and portales on
9 publicly visible portions of the building and walls shall
10 be of one of the old Santa Fe styles. Glass and window
11 trim shall be non-reflective. Windows shall be similar in
12 proportion to the fenestration pattern in the streetscape.
13 Deep window recesses are characteristic.

14 (iii) Finishes

15 Construction shall be with materials with which the
16 adobe effect can be simulated provided that the exterior
17 walls are not less than eight inches thick. Mud plaster,
18 hard plaster or other materials simulating adobe, laid on
19 smoothly, is required. No less than 80 percent of the
20 non-fenestration surface area of any publicly visible
21 façade shall be adobe finish, stucco or other material
22 simulating adobe finish. The balance of the publicly
23 visible façade may be of natural stone, wood, brick, tile,
24 terra cotta, or other material. Materials shall convey a
25 sense of substance and permanence.

1 (iv) Colors

2 The publicly visible façade of any building and of any
3 adjoining walls generally shall be of one color but no
4 more than three colors and simulate a light earth or dark
5 earth color, matte or dull finish and of relatively smooth
6 texture. However, façade surfaces under portales or inset
7 panels in a wall under a roof overhangs, in church-
8 derived designs, may be painted white or be of
9 contrasting or complimentary colors or have mural
10 decorations.

11 (v) Other Features

12 Façades shall be flat, varied by inset portales, exterior
13 portales, projecting vigas or roof beams, canales or
14 water-spouts, flanking buttresses and wooden lintels,
15 architraves and cornices. Depending upon the existing
16 streetscape and if permitted otherwise in this chapter, a
17 portale may cover the entire sidewalk with the columns
18 set at the curb line.

19 (vi) Height

20 The height shall be limited to the average height of
21 institutional buildings as measured within the applicable
22 streetscape. When determining an applicable streetscape,
23 vacant lots or parcels shall not be included in the
24 calculation for allowable height. If no institutional
25 buildings are included in the streetscape, the maximum

1 height shall not exceed the average height of existing
2 buildings in the streetscape. The Land Use Department
3 staff shall determine the applicable streetscape as set
4 forth in 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height
5 shall be measured as set forth in §14-5.2(D)(9)(c)(iii).
6 Heights of existing structures shall be as set forth on the
7 official map of building heights. If the height of an
8 existing building is not given, the County or Santa Fe
9 Public Schools shall submit a statement from a New
10 Mexico licensed surveyor of the actual height. No
11 building façade shall be over two stories in height unless
12 the façade includes projecting or recessed portales,
13 balconies, setbacks or other design elements.

14 (b) Contributing, Significant and Landmark Buildings

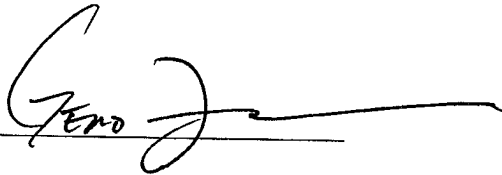
15 County or Santa Fe Public Schools capital outlay projects that
16 involve contributing, significant or landmark structures shall be
17 undertaken in such a manner as to preserve the status of the
18 structure and in accordance with the standards for alterations or
19 additions to contributing, significant or landmark buildings as set
20 forth in §14-5.2. Historic materials and architectural features and
21 spaces that embody the status shall be preserved. A proposed
22 alteration or addition shall not cause the structure to lose its
23 status.

24 (4) Demolition of Historic and Landmark Structures; Minimum Maintenance
25 Requirements

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- (a) A request for demolition of an historic or landmark structure shall comply with the provisions of §14-3.14.
- (b) The minimum maintenance requirements for historic or landmark structures set forth in §14-5.2(B) shall be met.

APPROVED AS TO FORM:



GENO ZAMORA, CITY ATTORNEY